

MINUTES OF RDA SPECIAL MEETING – OCTOBER 23, 2012

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, OCTOBER 23, 2012, AT 7:31 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN CHRISTENSEN.

THE FOLLOWING MEMBERS WERE PRESENT:

Don Christensen
Steve Vincent
Steve Buhler
Karen Lang
Tom Huynh
Corey Rushton
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Eric Bunderson, City Attorney
Nicole Cottle, CED Director
Jim Welch, Finance Director
Layne Morris, CPD Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Buzz Nielsen, Police Chief
Kevin Astill, Parks and Recreation Director
Brent Garlick, CED Department
Mark Nord, CED Department
Keith Morey, CED Department
Aaron Crim, Administration
Jake Arslanian, Public Works Department

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OPENING CEREMONY

The Opening Ceremony was previously conducted by Steve Vincent who showed a video of the University of West Virginia marching band doing a salute to each of the United States military service units including the Army, Coast Guard, Marines, Air Force and Navy in honor of men and women who had served our country. He also led the Pledge of Allegiance to the Flag.

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PUBLIC INPUT HEARING REGARDING THE NORTHWEST ECONOMIC DEVELOPMENT AREA (EDA) PLAN AND BUDGET

Chief Executive Officer, Wayne Pyle, stated a public input hearing had been scheduled for October 23, 2012, in order for the board to hear public comments regarding the Northwest Economic Development Area (EDA) Plan and Budget.

A. PUBLIC INPUT ON THE ECONOMIC DEVELOPMENT PLAN AND BUDGET

Chairman Christensen opened the public input hearing regarding the Northwest Economic Development Area (EDA) Plan and Budget.

Upon direction, Mark Nord addressed the Board. Mr. Nord discussed the history and gave an overview of the Northwest EDA and, using PowerPoint, the following individuals respectively discussed information summarized as follows:

Mark Nord:

- Map of proposed project area
- Largest EDA in Utah
 - 183 parcels
 - 959.59 acres
 - 15 year term
 - 10% - 25.8% pass through to taxing entities
 - 2.5% administrative fee
- Two Developer/Partners – Freeport West and Millrock
 - Freeport West owns and manages 7.3 million square feet of industrial properties including 26 buildings in Salt Lake City, Utah, and 10 in Clearfield, Utah
 - Millrock developed and owns the Millrock Park, a 500,000 square foot commercial office park in Holladay, Utah, which was also an EDA partnership with Granite School District
- The Northwest EDA will, at completion, consist of 20-25 new buildings totaling approximately 4.1 million square feet of new industrial/light manufacturing space in West Valley City
- New investment (private and public)
 - The Northwest EDA will total over \$340 million of new private investment (88%)
 - Public investment would be \$41.6 million (12%) including West Valley City's investment of \$9.9 million

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- Proposed expenditures including public infrastructure including roadway/access, utilities and wetland mitigation
- Site plan and details regarding proposed Freeport West development
- Marketing video produced by Freeport West
- Timeline

Keith Morey:

- Site plan and details regarding proposed Millrock development
- Issues to be resolved regarding wetlands, currently working with Army Corps of Engineers

Mark Nord:

- Purpose of EDA – tool to offset improvement costs in development of this area
- New development

John Springmeyer, Bonneville Research:

- Overview and explanation of Redevelopment Project Areas (RDAs), Economic Development Areas (EDAs) and Community Development Areas (CDAs)
- New investment – the Northwest EDA development to total over \$340 million of new private investment
- Details regarding property taxes and pass through
- Anticipated employment and estimated number of new or retained jobs

Upon inquiry, Mr. Nord informed that, if approved, construction would begin next year.

Upon inquiry, Public Works Director, Russell Willardson discussed the timeline for proposed road improvements.

B. PUBLIC INPUT ON THE ECONOMIC DEVELOPMENT PLAN AND BUDGET, SPECIFICALLY RECEIVE AND REVIEW ALL WRITTEN OBJECTIONS; HEAR ALL ORAL OBJECTIONS; HEAR ALL INPUT ON WHETHER EDA PLAN AND BUDGET SHOULD BE REVISED, APPROVED OR REJECTED

Chief Executive Officer, Wayne Pyle, stated the Board would receive all public input on the Economic Development Plan and Budget, specifically receive and review all written objections; hear all oral objections; hear all input on whether EDA Plan and Budget should be revised, approved or rejected.

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Upon direction, Mark Nord, CED Department, informed the Board that one written letter had been received from Magna Water requesting to be involved in the process and explanation of budgeting, but was not an actual objection to creation of the EDA.

John Springmeyer, Bonneville Research, addressed the Board and stated he had not received any written objections.

Upon inquiry by Chairman Christensen regarding the public input hearing, there were no oral objections or input from those in attendance at the meeting.

C. CLOSE PUBLIC HEARING

Chairman Christensen closed the public input hearing.

1645 **CONSIDERATION OF ALL ORAL AND WRITTEN OBJECTIONS TO THE NORTHWEST ECONOMIC DEVELOPMENT AREA PLAN AND BUDGET**

The Board considered all public input, including oral and written, to the Northwest Economic Development Area (EDA) Plan and Budget. Upon inquiry by the Chairman, there were no additional questions or comments by members of the Board.

1646 **CONSIDERATION OF ALL EVIDENCE AND TESTIMONY FOR AND AGAINST THE ADOPTION OF THE NORTHWEST ECONOMIC DEVELOPMENT AREA PLAN AND BUDGET**

The Board considered all evidence and testimony for and against the adoption of the Northwest Economic Development Area (EDA) Plan and Budget. Upon inquiry by the Chairman, there were no additional questions or comments by members of the Board.

1647 **CONSIDERATION OF WHETHER OR NOT TO REVISE, APPROVE OR REJECT THE NORTHWEST ECONOMIC DEVELOPMENT AREA PLAN AND BUDGET**

The Board considered whether or not to revise, approve or reject the Northwest Economic Development Area (EDA) Plan and Budget. Upon inquiry by the Chairman, there were no additional questions or comments by members of the Board.

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**CONSIDERATION OF ADOPTION OF RESOLUTION NO. 12-16,
ADOPTING A PROJECT AREA PLAN FOR THE NORTHWEST
ECONOMIC DEVELOPMENT AREA**

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 12-16 which would adopt a Project Area Plan for the Northwest Economic Development Area (EDA).

Mr. Pyle stated the process to form an Economic Development Area was governed by the Utah Community Development and Renewal Agencies Act and one requirement was for the Agency to approve a resolution adopting a plan for the project area. He further stated the Utah State Redevelopment Statutes required the proposed Northwest Economic Development Area Plan and Budget be approved by a Taxing Entity Committee (TEC) comprised of representatives from all the taxing entities who levied taxes in West Valley City. He reported the TEC met on October 22, 2012, and approved the Northwest Economic Development Area Plan and Budget. He explained the next step in the process was to hold a public hearing to receive comments for or against the Plan and then consider the oral and written objections and decide whether to revise, approve or reject the draft Plan. He stated the Board had completed the hearing process and duly considered the public input.

The Chief Executive Officer reported that, if the Plan was adopted by the Board, it would then be referred to the City Council for action which would be to adopt the Plan by ordinance.

After discussion, Mr. Vincent moved to approve Resolution No. 12-16, a Resolution of the Redevelopment Agency of West Valley City Adopting a Project Area Plan for the Northwest Economic Development Area. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

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CONSIDERATION OF ADOPTION OF RESOLUTION NO. 12-17, ADOPTING THE NORTHWEST ECONOMIC DEVELOPMENT AREA BUDGET AS APPROVED BY THE TAXING ENTITY COMMITTEE ON OCTOBER 22, 2012

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 12-17 which would adopt the Northwest Economic Development Project Area (EDA) Budget as approved by the Taxing Entity Committee on October 22, 2012.

Mr. Pyle stated the process to form an economic development project area was governed by the Utah Community Development and Renewal Agencies Act and one requirement was for the Agency to approve a resolution adopting a budget for the project area. He further stated the Utah State Redevelopment Statutes required the proposed Northwest Economic Development Area Plan and Budget be approved by a Taxing Entity Committee (TEC) comprised of representatives from all the taxing entities who levied taxes in West Valley City. He reported the TEC met on October 22, 2012, and approved the Northwest Economic Development Area Plan and Budget. He explained the next step in the process was to hold a public hearing to receive comments for or against the Budget and then consider the oral and written objections and decide whether to revise, approve or reject the draft Budget. He stated the Board had completed the hearing process and duly considered the public input.

After discussion, Mr. Rushton moved to approve Resolution No. 12-17, a Resolution of the Redevelopment Agency of West Valley City Adopting the Northwest Economic Development Project Area Budget as Approved by the Taxing Entity Committee on October 22, 2012. Mr. Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Chairman Christensen	Yes

Unanimous.

The Board members individually expressed excitement regarding development of the above Plan and the partnership with the two developers involved in the project.

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THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, OCTOBER 23, 2012, WAS ADJOURNED AT 8:12 P.M., BY CHAIRMAN CHRISTENSEN.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, October 23, 2012.

Sheri McKendrick, MMC
Secretary